

for sale

**1275** PRYOR ROAD SW  
ATLANTA, GA 30315

Industrial property with approximately 800' of frontage off the **Southside Beltline Trail**. The property has approx. 23,000 sqft of attached industrial buildings, approx. 1,400 sqft - 8,000 sq ft warehouse options available.

It is in the Beltline Overlay District and is conveniently located within ¼ mile of the I-75 interchange with University Ave. The property is also in the opportunity zone, includes 11 adjacent land parcels.



BELTLINE TRAIL  
SOUTHSIDE TRAIL

ASKING PRICE \$  
**12**  
**MILLION**

**Address:** 1275 Pryor Road SW, Atlanta, GA 30315  
**County:** Fulton County, Georgia  
**Parcel No.** 14 007300020472  
**Zoning:** I2C - HEAVY INDUSTRIAL



**(404) 277-2228**

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# 1275 ATLANTA, GA 30315

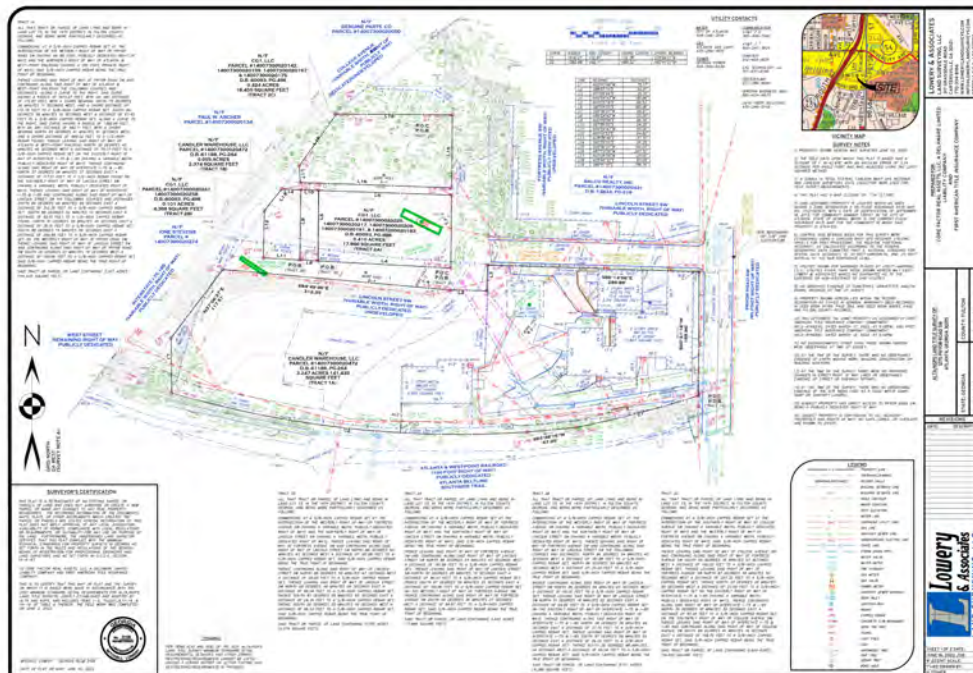
## PRYOR ROAD SW

### RENT ROLL

No.	APPROX SF	\$/SF/YR	TENANT	BUSINESS USE	LEASE EXP. DATE	MONTHLY RATE
A	5,600	\$ 10.00	VACANT	VACANT	VACANT	\$ 4,667.00
C	2,400	\$ 10.00	VACANT	VACANT	VACANT	\$ 2,000.00
D	2,200	\$ 10.00	VACANT	VACANT	VACANT	\$1,835.00
E	1,400	\$ 12.00	VACANT	VACANT	VACANT	\$ 1,400.00
G	3,800	\$12.00	AREA 421	PHOTOGRAPHY /CONTENT STUDIO	MTM	\$ 3,800.00
H	1,100	\$12.00	OWNER	LEASING OFFICE	N/A	\$ 1,100.00
I	1,800	\$12.00	TUFT RUGS ATL	RUG TUFTING & CLASSES	05/31/2026	\$ 1,800.00
J	5,300	\$ 10.00	OWNER	STORAGE	N/A	\$ 4,417.00
CELL TOWER	N/A	N/A	CROWN CASTLE	CELL TOWER	09/03/2052	\$ 2,266.65
BILLBOARD	N/A	N/A	LAMAR	BILLBOARD	05/31/2094	\$ 8,750/YR
BILLBOARD	N/A	N/A	SKYLINE OUTDOORS	BILLBOARD		40% OF REVENUE

# Property Information

ADDRESS	PARCEL NO.	ZONING	ACRES
1275 Pryor Road SW, Atlanta, GA 30315	14-0073-0002-047-2	I2C	3.353
0 College Ave, Atlanta, GA 30315	14-0073-0002-014-2	I2	0.1067
0 College Ave, Atlanta, GA 30315	14-0073-0002-015-9	I2	0.1113
0 College Ave, Atlanta, GA 30315	14-0073-0002-016-7	I2	0.1125
0 College Ave, Atlanta, GA 30315	14-0073-0002-017-5	I2	0.1148
0 College Ave, Atlanta, GA 30315	14-0073-0002-025-8	I2C	0.0534
0 Lincon St, Atlanta, GA 30315	14-0073-0002-022-5	I2C	0.1653
0 Lincon St, Atlanta, GA 30315	14-0073-0002-021-7	I2C	0.0579
0 Lincon St, Atlanta, GA 30315	14-0073-0002-020-9	I2C	0.0652
0 Lincon St, Atlanta, GA 30315	14-0073-0002-019-1	I2C	0.0659
0 Lincon St, Atlanta, GA 30315	14-0073-0002-018-3	I2C	0.0574
<b>TOTAL ACRES</b>			<b>4.2634</b>





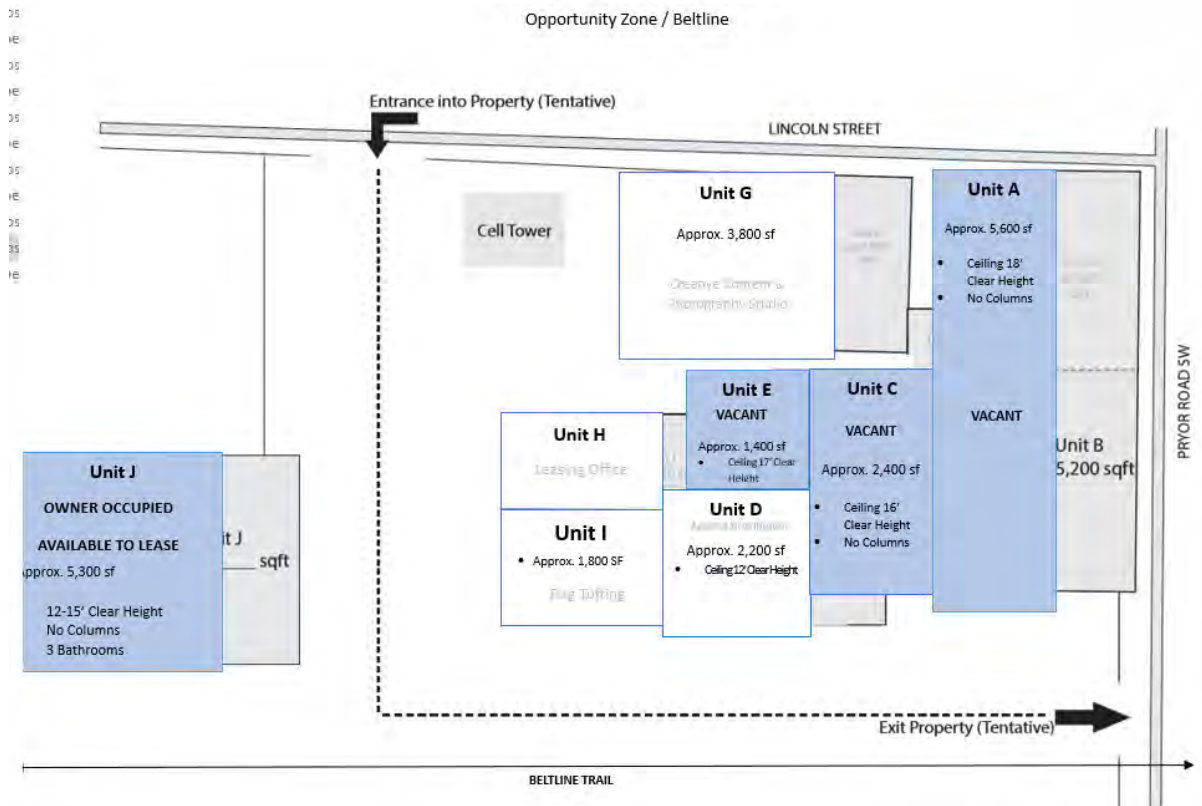
# Property Information

## Common Area Maintenance (CAM)

No.	APPROX SF	\$/SF/YR	MONTHLY RATE	DEPOSIT	2024	2025
A	5,600	\$ 10.00	\$ 4,667.00	\$ 4,667.00	\$ 9,608.86	\$ 8,966.81
C	2,400	\$ 10.00	\$ 2,000.00	\$ 2,000.00	\$ 4,118.08	\$ 3,842.92
D	2,200	\$10.00	\$ 1,835.00	\$1,835.00	\$ 2,200.00	\$ 3,522.67
E	1,400	\$ 12.00	\$ 1,400.00	\$ 1,400.00	\$ 2,402.22	\$ 2,241.70
J	5,300	\$ 10.00	\$ 4,417.00	\$ 4,417.00	\$ 9,094.10	\$ 8,486.44

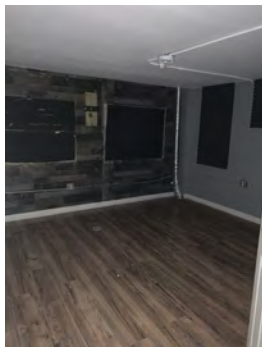
1275 Pryor Rd SW | Atlanta, GA

Opportunity Zone / Beltline



# UNIT A

APPROX. **5,600 sqft**



## DESCRIPTION

Expansive high-ceiling creative studio featuring approximately 18' clear heights, three professional built-in cyc walls, a grade-level roll-up door accessed from Pryor Road SW, two upstairs office spaces, and two bathrooms. Currently built out for a content studio, creative space, photography, videography, and full production use. Offered AS-IS. No HVAC.

\*Can be rented with Unit C to combine for 8,000 sf of space.

## UNIT INFO

**TENANT: TYPE OF BUSINESS:**  
**MONTHLY \$:**

VACANT  
VACANT \$  
4,667.00



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# UNIT C

APPROX. **2,400 sqft**



## DESCRIPTION

Prime BeltLine-front, raw commercial warehouse space offering approximately 2,400 SF of open-layout “open canvas” design. Features one restroom and a grade-level roll-up door, delivering flexible functionality for custom build-out, studio, retail, gallery, or concept use. Ideal for creative, production, and industrial-inspired business concepts seeking visibility and adaptability. Offered AS-IS. No HVAC.

\*Can be combined with Unit A.

## UNIT INFO

**TENANT: TYPE OF BUSINESS:**  
**MONTHLY \$:**

VACANT  
VACANT  
\$ 2,000

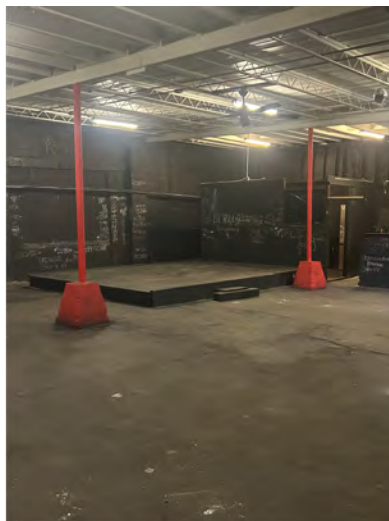


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# UNIT D

APPROX. **2,200 sqft**



## DESCRIPTION

Prime BeltLine-front, raw commercial warehouse featuring a loading dock with potential drive-in access, barn-style sliding door, columns, and private restroom. Flexible layout ideal for storage, distribution, or light industrial or office space use. Great functionality in a compact footprint. Offered AS-IS. No HVAC.

\*Can be combined with Unit I for an additional 1,400 sqft.

## UNIT INFO

**TENANT: TYPE OF BUSINESS:**  
**MONTHLY \$:**

VACANT  
VACANT \$  
1,835.00



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# UNIT E

APPROX. **1,400 sqft**



## DESCRIPTION

Unique creative studio space offering soaring high ceilings, exposed columns, a spiral staircase, and a built-in cyc wall designed for professional photography and videography use. Includes one bathroom. Excellent for content creators, photographers, production studios, and creative businesses.

\*Can be combined with Unit D for additional 2,200 sqft.

### UNIT INFO

**TENANT: TYPE OF BUSINESS:**  
**MONTHLY \$:**

VACANT  
VACANT \$  
1,400.00

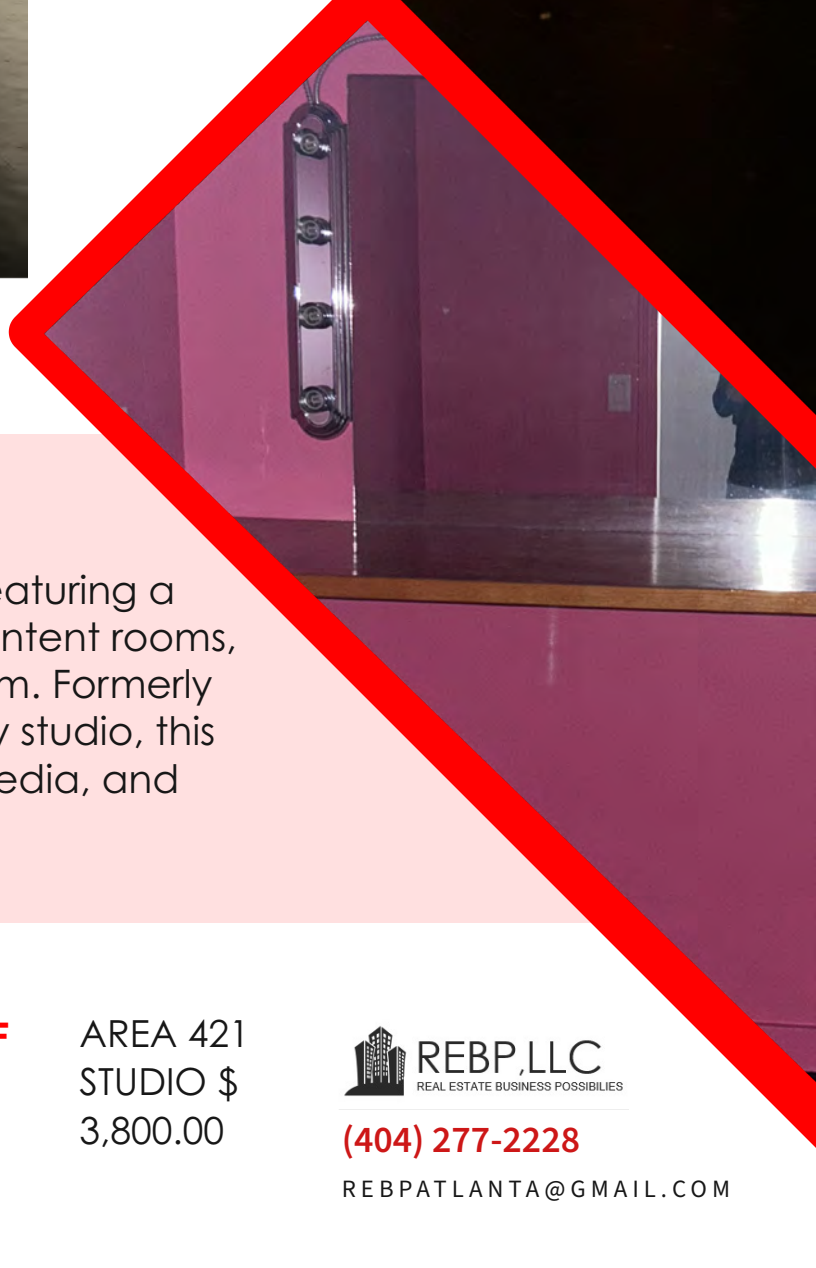


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# UNIT G

APPROX. **3,800 sqft**



## DESCRIPTION

Beautiful creative commercial space featuring a professional cyc wall, multiple office/content rooms, HVAC, two bathrooms, and a breakroom. Formerly used as a full content and photography studio, this flexible layout is ideal for production, media, and modern office use.

### UNIT INFO

**TENANT: TYPE OF BUSINESS:**  
**MONTHLY \$:**

AREA 421  
STUDIO \$  
3,800.00



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# UNIT H

APPROX. **1,100 sqft**



## DESCRIPTION

Open space, free of column, with high ceilings, natural light, kitchenette, washer/dryer hook-ups, office space, and a small office/storage space, grade-level roll up door. Includes one bathroom and HVAC. Excellent for office space, content creators, photographers, production studios, and creative businesses.

\*Can be combined with Unit I.

## UNIT INFO

**TENANT: TYPE OF BUSINESS:**  
**MONTHLY \$:**

OWNER OCCUPIED  
OFFICE  
\$ 1,100.00 (POTENTIAL)

# UNIT I

APPROX. **1,800sqft**



## DESCRIPTION

Unique creative studio space offering open space, high ceilings, kitchenette, washer/dryer hook-ups, office space, and a small office/storage space, grade-level roll up door. Includes one bathroom and HVAC. Excellent for office space, content creators, photographers, production studios, and creative businesses.

\*Can be combined with Unit H.

## UNIT INFO

**TENANT: TYPE OF BUSINESS:**  
**MONTHLY \$:**

TUFT RUGS ATL, LLC.  
RUG MAKING & CLASS SERVICE  
\$ 1,800.00

# UNIT J APPROX.

sqft



## DESCRIPTION

Standalone metal building , approx. 5, 300 sqft with BeltLine frontage offering one private office or storage room, two bathroom stalls, and two barn-style doors. Industrial character throughout. Offered AS-IS with no HVAC.

## UNIT INFO

**TENANT: TYPE OF BUSINESS:**  
**MONTHLY \$:**

OWNER OCCUPIED STORAGE  
\$ 4,417 (POTENTIAL)